

LEGAL DESCRIPTION

BEING a 15.052 acre tract of land situated in the Robert Russell Survey, Abstract No. 911, Ellis County, Texas, said tract being a part of a tract (Tract One) of land described in deed to Waxahachie 147, Ltd, as recorded in Volume 1909, Page 550, Deed Records Ellis County, Texas (D.R.E.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2-inch set iron rod for the most westerly southwest corner of said Waxahachie 147 tract, said corner being on the east line of Waxahachie Towne Center Addition, an addition to the City of Waxahachie, Texas, as recorded in Cabinet G, Slide 383, Plat Records Ellis County, Texas (P.R.E.C.T.), said corner being on the north line of a tract (Tract II) of land described in deed to Dy Properties, as recorded in Volume 2113, Page 377, D.R.E.C.T.;

THENCE 06 degrees 01 minutes 25 seconds East, along the east line of said Waxahachie Towne Center, a distance of 879.01 feet to point on a concrete wall the most westerly northwest corner of said Waxahachie 147 tract, from which a 1/2-inch set iron rod for reference bears North 80 degrees 34 minutes 48 seconds East, a distance of 10.00 feet;

THENCE North 80 degrees 34 minutes 48 seconds East, along the north line of said Waxahachie 147 tract, a distance of 287.83 feet to a point for corner along Mustang Creek;

THENCE in a southerly direction along said Mustang Creek the following calls:

South 59 degrees 37 minutes 38 seconds East, a distance of 7.64 feet;  
South 46 degrees 18 minutes 47 seconds East, a distance of 87.67 feet;  
South 60 degrees 42 minutes 22 seconds East, a distance of 189.66 feet;  
South 70 degrees 52 minutes 09 seconds East, a distance of 95.58 feet;  
South 50 degrees 35 minutes 29 seconds East, a distance of 71.57 feet;  
South 41 degrees 05 minutes 27 seconds East, a distance of 93.41 feet;  
South 36 degrees 02 minutes 04 seconds East, a distance of 98.89 feet;  
South 16 degrees 00 minutes 25 seconds East, a distance of 97.83 feet;  
South 20 degrees 35 minutes 19 seconds East, a distance of 87.92 feet;  
South 15 degrees 55 minutes 36 seconds West, a distance of 82.69 feet;  
South 01 degrees 34 minutes 29 seconds East, a distance of 102.17 feet;  
South 08 degrees 03 minutes 24 seconds West, a distance of 85.71 feet;  
South 25 degrees 09 minutes 33 seconds West, a distance of 22.52 feet to a point for corner on the south line of said Waxahachie 147 tract, said corner being on the northeast corner of said DY Properties tract;

THENCE South 85 degrees 17 minutes 12 seconds West, along the north line of said DY Properties tract, a distance of 896.21 feet to the POINT OF BEGINNING AND CONTAINING 655,661 square feet or 15.052 acres of land more or less.

## LEGAL DESCRIPTION

BEING an 8.64 acre tract of land situated in the Robert Russell Survey, Abstract No. 911, Ellis County, Texas, said tract being a part of Tract II as described in deed to DY Properties, as recorded in Volume 2113, Page 377, Deed Records Ellis County, Texas (D.R.E.C.T.), said tract being more particularly described as follows:

BEGINNING at a 1/2-inch set iron rod with cap stamped "RPLS 5439" (hereinafter referred to as "with cap") for the northwest corner of said Tract II, said corner being on the south line of a tract of land described in deed to Waxahachie 147, LTD, as recorded in Volume 1909, Page 550, D.R.E.C.T., said corner being South 85 degrees 17 minutes 12 seconds West, a distance of 45.45 feet from the southwest corner of said Waxahachie 147 tract;

THENCE North 85 degrees 17 minutes 12 seconds East, along said south line and the north line of said Tract II, a distance of 206.71 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 11 degrees 02 minutes 43 seconds West, a distance of 38.28 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 08 degrees 07 minutes 16 seconds East, a distance of 78.49 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 31 degrees 08 minutes 39 seconds East, a distance of 68.82 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 60 degrees 11 minutes 40 seconds East, a distance of 89.55 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 70 degrees 05 minutes 24 seconds East, a distance of 126.26 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 51 degrees 40 minutes 11 seconds East, a distance of 118.77 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 41 degrees 38 minutes 46 seconds East, a distance of 144.64 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 35 degrees 40 minutes 35 seconds East, a distance of 163.90 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 31 degrees 38 minutes 22 seconds East, a distance of 220.82 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 32 degrees 58 minutes 59 seconds East, a distance of 188.79 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 43 degrees 44 minutes 12 seconds East, a distance of 191.45 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 52 degrees 59 minutes 25 seconds East, a distance of 230.69 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 57 degrees 17 minutes 00 seconds East, a distance of 169.68 feet to a 1/2-inch set iron rod with cap for corner;

THENCE South 38 degrees 25 minutes 40 seconds East, a distance of 40.78 feet to a 1/2-inch set iron rod with cap for corner on the easterly right-of-way line of U.S. Highway 287 (variable width);

THENCE Northwesterly, along said easterly right-of-way line the following calls:

North 56 degrees 29 minutes 02 seconds West, a distance of 199.16 feet to a 1/2-inch found iron rod with cap for corner;

North 62 degrees 07 minutes 42 seconds West, a distance of 215.00 feet to a 1/2-inch found iron rod with cap for corner;

North 56 degrees 35 minutes 36 seconds West, a distance of 320.83 feet to a 5/8-inch found iron rod for corner;

North 70 degrees 00 minutes 48 seconds West, a distance of 617.55 feet to a found TU Electric monument for corner on the east line of a tract of land described in deed to Texas Power & Light Company, as recorded in Volume 667, Page 604, D.R.E.C.T.;

THENCE North 06 degrees 00 minutes 55 seconds East, departing said east right-of-way line and along said east line, a distance of 361.17 feet to a 1/2-inch found iron rod for the northeast corner of said Texas Power & Light tract;

THENCE North 83 degrees 56 minutes 32 seconds West, along the north line of said Texas Power & Light tract, a distance of 250.09 feet to a 1/2-inch found iron rod for corner in the west line of said Tract II;

THENCE North 06 degrees 16 minutes 23 seconds East, along said west line, a distance of 190.88 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 83 degrees 43 minutes 37 seconds West, along said west line, a distance of 50.00 feet to a 1/2-inch set iron rod with cap for corner;

THENCE North 06 degrees 16 minutes 23 seconds East, along said west line, a distance of 128.58 feet to the POINT OF BEGINNING AND CONTAINING 376,547 square feet or 8.64 acres of land more or less.